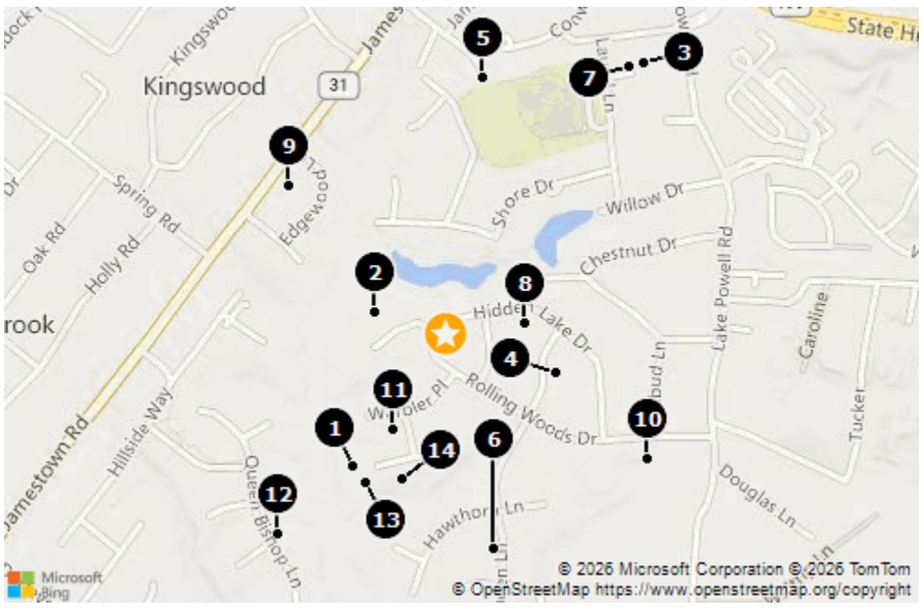
ICE SiteX Report

OrderID: 98738770

SiteX Property Information Report



Subject Property Location

5584 ROLLING WOODS DR, WILLIAMSBURG, VA 23185-8019

County:	**JAMES CITY VA**	Census Tract:	510950802.032009
Property Use:	Single Family Residential	Zoning:	R2 GENERAL RESIDENTIAL
Parcel Number:	48-1 15-0-0003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$493,000**	FSD:	17	Common Confidence Score:	46
Value Range:	$409,190 - $576,810	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$86,400	Market Land Value:	$86,400	Tax Year:	2025
Assd Improvement:	$286,700	Market Improvment Value:	$286,700	Total Taxable Value:	$3,308
Total Assessed Value:	$373,100	Total Assessor Market Value:	$373,100	Delinquent Year:	
				Tax Account ID:	7453
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Section: 2 Subdivision: ROLLING WOODS
Abbreviated Description: L-3 S-2 ROLLING WOODS

Property Characteristics

Lot Size:	16,858 SF	Bedrooms:	3	Pool:	
Building Area:	2161 SF	Baths:	2	Fireplace:	Yes
Year Built:	2011	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/17/2025	Sales Price:	$417,730
Document #:	202503760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/28/2023	Sales Price:	$343,300
Document #:	202302830 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/16/2023	Loan Amount:	N/A
Document #:	202302515 BK-PG -	Loan Type:	VA
TD Due Date:	04/01/2048	Type Finance:	FIX
Legal Description:			
Lot: 3 Section: 2 Subdivision: ROLLING WOODS SD			

Prior Transfer

Recording Date:	12/08/2021	Sales Price:	$5,500
Document #:	210023944 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$302,350
Document #:	210023214 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/10/2021	Loan Amount:	N/A
Document #:	210022230 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2050	Type Finance:	FIX

Legal Description:
Lot: 3 Section: 2 Subdivision: ROLLING WOODS SD

Mortgage Record

Recording Date:	03/29/2021	Loan Amount:	N/A
Document #:	210005956 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/25/2036	Type Finance:	VAR

Legal Description:
Lot: 3 Section: 2 Subdivision: ROLLING WOODS SD

Prior Transfer

Recording Date:	07/15/2020	Sales Price:	$295,000
Document #:	200010473 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/19/2020	Loan Amount:	N/A
Document #:	200008848 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2050	Type Finance:	FIX

Legal Description:

Prior Transfer

Recording Date:	09/30/2019	Sales Price:	$286,000
Document #:	190014020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/24/2019	Loan Amount:	N/A
Document #:	190013747 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2049	Type Finance:	FIX

Legal Description:
Lot: 3 Section: 2 Subdivision: ROLLING WOODS SD

Prior Transfer

Recording Date:	04/04/2016	Sales Price:	$286,000
Document #:	160006061 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Section: 2 Subdivision: ROLLING WOODS
Abbreviated Description: L-3 S-2 ROLLING WOODS

Prior Transfer

Recording Date:	04/04/2016	Sales Price:	$286,000
Document #:	160006061 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/10/2016		
Document Type:			

Legal Description:
Lot: 3
Abbreviated Description: 2 ROLLING WOODS SD; LOT:3

Prior Transfer

Recording Date:	12/22/2011	Sales Price:	$294,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,403,500	Median # of Bedrooms	3
Median Lot Size	15,486 SF	Median # of Baths	2
Median Living Area	2,498 SF	Median Year Built	1988
Price Range - 2 Yrs	$265,000 to $570,000	Age Range	22 years to 60 years
Median Value	$482,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**2800 STARLING DR** **WILLIAMSBURG, VA 23185-8045**	10/19/2026	$543,000	$204	2654	9/4/2	1988	24,742 SF	
		APN: 48-1 15-0-0033 Document #: 202613521 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 Subdivision: ROLLING WOODS SUBDIVISION SECTION 2 MapRef: MB 46 PG 81 Abbreviated Description: Lot:33 Subdivision:ROLLING WOODS SUBDIVISION SECTION 2 Map Ref:MB 46 PG 81								
2	.09Mi.	**2892 HIDDEN LAKE DR** **WILLIAMSBURG, VA 23185-8020**	08/03/2026	$330,000	$141	2340	7/3/3	1988	40,075 SF	

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APN: 48-1 15-0-0010 Document #: 202609900
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: ROLLING WOODS SUBDIVISION SECTION 2 Phase No: 2 MapRef: MB 46 PG 81 Abbreviated Description: Lot:10 Subdivision:ROLLING WOODS SUBDIVISION SECTION 2 Phase No:2 Map Ref:MB 46 PG 81

3	.44Mi.	**105 LAUREL CT** **WILLIAMSBURG, VA 23185-3817**	07/24/2026	$359,500	$282	1272	6/3/2	1966	13,199 SF	Yes

APN: 48-1 06-0-0162 Document #: 202609498
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 162 Subdivision: SUBDIVISION OF MARLBORO MapRef: MB 22 PG 7 Abbreviated Description: Lot:162 Subdivision:SUBDIVISION OF MARLBORO Map Ref:MB 22 PG 7

4	.15Mi.	**2812 LINDEN LN** **WILLIAMSBURG, VA 23185-8023**	07/24/2026	$550,000	$220	2492	9/3/2	1988	15,290 SF	

APN: 48-1 13-0-0038 Document #: 202609500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: ROLLING WOODS SUBDIVISION SECTION 1 MapRef: MB 45 PG 5&6 Abbreviated Description: Lot:38 Subdivision:ROLLING WOODS SUBDIVISION SECTION 1 Map Ref:MB 45 PG 5&6

5	.33Mi.	**55 JAMES SQ** **WILLIAMSBURG, VA 23185-3348**	06/02/2026	$265,000	$232	1138	5/3/2	1986	2,744 SF	

APN: 48-1 11-0-0055 Document #: 202606702
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: SECTION 1 JAMES SQUARE SHELLIS INC - OWN MapRef: MB 39 PG 87&88 Abbreviated Description: Lot:55 Subdivision:SECTION 1 JAMES SQUARE SHELLIS INC - OWN Map Ref:MB 39 PG 87&88

6	.28Mi.	**2769 LINDEN LN** **WILLIAMSBURG, VA 23185-8030**	05/18/2026	$570,000	$202	2811	9/3/2	1990	20,517 SF	

APN: 48-3 02-0-0039 Document #: 202605870
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: PLAT ROLLING WOODS SUBDIVISION SECTION 3 THE DIGGE MapRef: MB 49 PG 78&79 Abbreviated Description: Lot:39 Subdivision:PLAT ROLLING WOODS SUBDIVISION SECTION 3 THE DIGGE Map Ref:MB 49 PG 78&79

7	.42Mi.	**103 LAUREL CT** **WILLIAMSBURG, VA 23185-3817**	05/15/2026	$344,000	$229	1500	6/3/1	1966	9,627 SF	

APN: 48-1 06-0-0161 Document #: 202605809
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 161 Subdivision: SUBDIVISION OF MARLBORO JAMESTOWN DISTRICT JAMES C MapRef: MB 22 PG 7 Abbreviated Description: Lot:161 Subdivision:SUBDIVISION OF MARLBORO JAMESTOWN DISTRICT JAMES C Map Ref:MB 22 PG 7

8	.1Mi.	**2847 HIDDEN LAKE DR** **WILLIAMSBURG, VA 23185-8022**	03/25/2026	$428,000	$193	2216	8/4/2	1991	12,981 SF	

APN: 48-1 13-0-0027 Document #: 202603533
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: PLAT OF ROLLING WOOPS SUBDIVISION SECTION ONE THE MapRef: MB 45 PG 5&6 Abbreviated Description: Lot:27 Subdivision:PLAT OF ROLLING WOOPS SUBDIVISION SECTION ONE THE Map Ref:MB 45 PG 5&6

9	.28Mi.	**1410 JAMESTOWN RD** **WILLIAMSBURG, VA 23185-3344**	10/31/2025	$400,000	$244	1636	9/3/2	1966	23,522 SF	

APN: 48-1 05-0-0027 Document #: 202515426
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: BOUGH SPRING SUBDIVISION SECTION A MapRef: MB 9 PG 20 Abbreviated Description: Lot:27 Subdivision:BOUGH SPRING SUBDIVISION SECTION A Map Ref:MB 9 PG 20

10	.29Mi.	**5515 ROLLING WOODS DR** **WILLIAMSBURG, VA 23185-8017**	10/06/2025	$449,000	$176	2540	9/4/3	2003	12,850 SF	

APN: 48-1 17-0-0006 Document #: 202514273
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: PLAT ROLLING WOODS SUBDIVISION SECTION 6 THE DI MapRef: MB 53 PG 47 Abbreviated Description: Lot:6 Subdivision:PLAT ROLLING WOODS SUBDIVISION SECTION 6 THE DI Map Ref:MB 53 PG 47

11	.14Mi.	**5500 NUTHATCH DR** **WILLIAMSBURG, VA 23185-8044**	09/25/2025	$570,000	$183	3113	8/4/2	1990	15,682 SF	

APN: 48-1 15-0-0029 Document #: 202513770
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: PLAT OF LOTS 29 30 & 31 ROLLING WOODS SUBDIVISION MapRef: MB 49 PG 85 Abbreviated Description: Lot:29 Subdivision:PLAT OF LOTS 29 30 & 31 ROLLING WOODS SUBDIVISION Map Ref:MB 49 PG 85

12	.34Mi.	**5221 QUEEN BISHOP LN** **WILLIAMSBURG, VA 23185-3286**	08/29/2025	$540,000	$215	2504	8/3/2	2004	4,966 SF	

APN: 48-3 09-0-0068 Document #: 202512576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 68 Subdivision: LAKE POWELL FOREST PHASE FIVE MapRef: MB 90 PG 39-40 Abbreviated Description: Lot:68 Subdivision:LAKE POWELL FOREST PHASE FIVE Map Ref:MB 90 PG 39-40

13	.23Mi.	**2801 STARLING DR** **WILLIAMSBURG, VA 23185-8046**	08/28/2025	$540,000	$207	2608	7/4/3	1989	36,155 SF	

APN: 48-1 15-0-0034 Document #: 202512455
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Subdivision: ROLLING WOODS SUBDIVISION MapRef: MB 46 PG 81 Abbreviated Description: Lot:34 Subdivision:ROLLING WOODS SUBDIVISION Map Ref:MB 46 PG 81City/Muni/Twp:WILLIAMSBURG City/Muni/Twp: WILLIAMSBURG

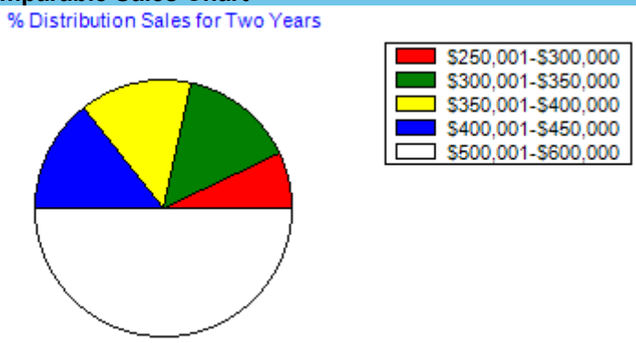
14	.2Mi.	**2809 STARLING DR** **WILLIAMSBURG, VA 23185-8046**	07/01/2025	$515,000	$182	2823	8/4/2	1989	16,771 SF	

APN: 48-1 15-0-0036 Document #: 202508861
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: PLAT OF ROLLING WOODS SUBDIVISION SECTION 2 DIGG MapRef: MB 46 PG 81 Abbreviated Description: Lot:36 Subdivision:PLAT OF ROLLING WOODS SUBDIVISION SECTION 2 DIGG Map Ref:MB 46 PG 81City/Muni/Twp:WILLIAMSBURG City/Muni/Twp: WILLIAMSBURG

ICE SiteX Report

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**5584 ROLLING WOODS DR**	**04/04/2016**	$373,100	$373,100	2,161	5/3/2	2011	16,858 SF	
.02Mi.	**5580 ROLLING WOODS DR**	**12/01/1989**	$372,900	$372,900	2,479	6/3/2	1989	14,026 SF	
.03Mi.	**2817 MOCKINGBIRD DR**	**12/23/1987**	$376,200	$376,200	2,424	8/3/2	1987	19,428 SF	
.03Mi.	**5576 ROLLING WOODS DR**	**01/07/2021**	$280,200	$280,200	1,498	5/2/2	1988	12,937 SF	
.04Mi.	**2883 HIDDEN LAKE DR**	**11/22/2021**	$358,200	$358,200	1,928	8/4/2	1989	16,204 SF	
.04Mi.	**2876 HIDDEN LAKE DR**	**04/01/2024**	$456,400	$456,400	2,561	9/3/2	1991	20,517 SF	
.04Mi.	**2813 MOCKINGBIRD DR**	**04/24/1992**	$299,800	$299,800	1,621	6/3/2	1988	15,290 SF	
.04Mi.	**2872 HIDDEN LAKE DR**	**02/25/2025**	$498,200	$498,200	2,603	11/4/3	1989	18,295 SF	
.05Mi.	**2880 HIDDEN LAKE DR**	**04/14/2016**	$424,500	$424,500	2,412	8/3/2	1988	18,382 SF	
.05Mi.	**2868 HIDDEN LAKE DR**	**05/22/2006**	$433,200	$433,200	2,625	8/4/2	1988	16,379 SF	
.05Mi.	**2805 MOCKINGBIRD DR**	**07/29/2009**	$386,700	$386,700	2,570	7/3/2	1988	14,549 SF	
.05Mi.	**2887 HIDDEN LAKE DR**	**10/21/2016**	$286,300	$286,300	1,512	6/3/2	1988	14,070 SF	
.05Mi.	**5579 ROLLING WOODS DR**	**10/15/2002**	$331,700	$331,700	1,991	9/4/2	1989	19,733 SF	
.05Mi.	**5575 ROLLING WOODS DR**	**04/01/2021**	$422,700	$422,700	2,920	9/4/2	1992	17,206 SF	
.06Mi.	**2801 MOCKINGBIRD DR**	**06/28/1988**	$348,700	$348,700	2,096	7/4/2	1988	17,206 SF	
.06Mi.	**2864 HIDDEN LAKE DR**	**05/06/2015**	$403,000	$403,000	2,092	7/3/2	1990	16,030 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	41.6 years old	Households:	18,934
Median Household Income:	$103,191	Households w/Family:	65%
Household Income Per Capita:	$53,882	Households w/Family Married:	53%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	29%

School District

School District Zone:	Williamsburg - James City County Public Schools	Students:	11,371
Number of Schools:	16	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.07Mi.	**Berkeley Middle School** Number of Students: 666 Student-Teacher Ratio: 14.64	B+	Public	6 - 8
5.22Mi.	**Lafayette High School** Number of Students: 1,247 Student-Teacher Ratio: 16.85 Advanced Placement: Yes	B-	Public	9 - 12
0.31Mi.	**Laurel Lane Elementary School** Number of Students: 526 Student-Teacher Ratio: 12.23	B	Public	PK - 5

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	116%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	106%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	103%	SIMILAR

Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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